



**TOWN OF WILTON
ZONING BOARD OF ADJUSTMENT BOARD MEETING
DRAFT MINUTES**

DATE: September 8, 2015
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy Hoar, Paul Levesque, Joanna Eckstrom, Carol Roberts, Secretary Sorrell Downing.
Applicant: Roni Conlon.

PUBLIC HEARING

Chairman Faiman opened the meeting at 7:30 PM.

Minutes 9/8/15

The Minutes from 9/8/15 were reviewed

A MOTION was made by Ms. Eckstrom and SECONDED by Mr. Hoar to approve the Minutes from 7/14/15 as submitted.

Voting: 4 ayes, motion carried. Ms. Roberts abstained.

Case #9/8/15-1 – Conlon

Roni A. Conlon has applied for a variance to section 5.2.3 of the Wilton Zoning Ordinance, or alternatively for a special exception under section 17.3 of the Ordinance, to allow the placement of an above ground swimming pool on Lot L-3, 60 Burn Hill Road, which is closer to a lot line than is otherwise allowed by the Ordinance.

Mr. Faiman explained the procedures of the hearing. All board members present have driven by the property.

- The pool is currently placed 9' from the property line.

- 1 • Ms. Eckstrom believed the placement of the pool to be appropriate due to garage
2 and propane tank locations. Mr. Hoar added that for privacy purposes the pool
3 was properly placed.
- 4 • Mr. Levesque asked if ZBA allows this pool to remain, can the ZBA ask that
5 when the pool is replaced or relocated that the property owner re-apply for
6 variance to ZBA. Mr. Faiman agreed this could be done. Ms. Eckstrom stated
7 this could place unnecessary hardship on applicant to property owner. Ms.
8 Eckstrom also questioned how this could be enforced. Mr. Shepherdson would
9 need a letter of complaint to discuss potential violation with the property owner.

10
11 Mr. Faiman read aloud two letters from Mary Ellen and Spencer Brookes, Joseph Henry
12 and Edward Henry in support of the application by Ms. Conlon.

13
14 Mr. Faiman, Mr. Levesque and Mr. Hoar were in agreement that the variance should be
15 allowed with conditions. Ms. Eckstrom was persuaded the conditions were fair to the
16 applicant. The applicant also believed the conditions were fair. Ms. Roberts was not in
17 favor of granting the variance.

18
19 *A MOTION was made by Mr. Levesque and SECONDED by Ms. Eckstrom to grant the*
20 *variance to allow the continued existence of an above-ground swimming pool on Lot L-3,*
21 *60 Burns Hill Road, which was constructed closer to a lot line than is otherwise allowed*
22 *by the Ordinance. The variance is subject to the conditions that it applies only to the*
23 *particular swimming pool that is already in existence; that a copy of this decision must*
24 *be filed in the Hillsborough County Registry of Deeds at the applicant's expense; and that*
25 *the decision becomes effective when it has been so filed.*

26
27 *Voting:*

28
29 *Mr. Levesque – YES*

30 *Mr. Hoar – YES*

31 *Mr. Faiman – YES*

32 *Ms. Eckstrom – YES*

33 *Ms. Roberts – NO*

34
35 *Motion carried.*

36
37 A check for \$12 made out to “Hillsborough County Registry of Deeds” was written by
38 Ms. Conlon and given to Ms. Downing for filing.

39
40 The applicant departed at 8:00 PM.

41
42 Mr. Faiman invited the ZBA to a Selectmen’s Meeting Monday, September 18 to discuss
43 Economic Development.

1 Mr. Faiman stated there is a meeting to investigate the idea of the Town of Wilton hiring
2 a Town Administrator. This meeting will be October 15, 2015. Details are on the town
3 website.

4
5 *A MOTION was made by Mr. Hoar and SECONDED by Mr. Levesque to adjourn the*
6 *meeting.*

7
8 *Voting: 5 ayes, motion carried unanimously*

9
10 The next meeting will be held November 10, 2015 at 7:30 PM.

11
12 Chairman Faiman declared the meeting adjourned at 8:15 PM.

13
14 Respectfully Submitted,
15 Sorrell Downing
16 Secretary
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